HOUSING NOW

Ottawa[1]

Canada Mortgage and Housing Corporation

Date Released: June 2008

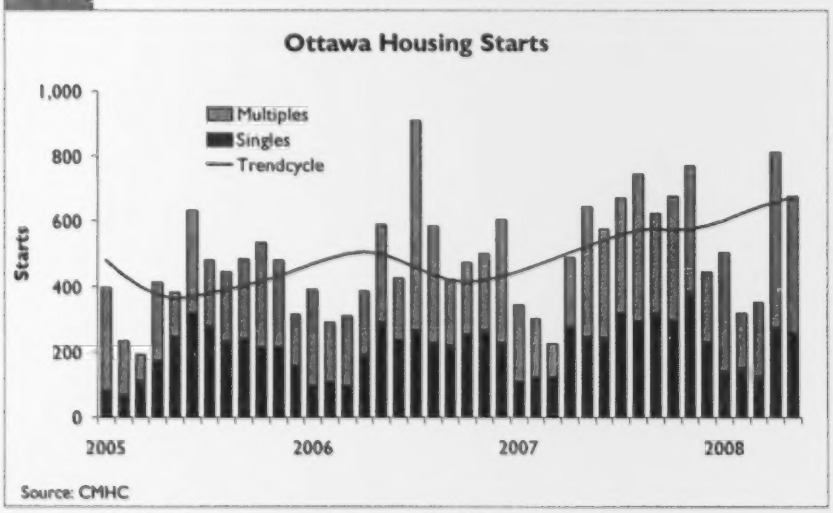
New Home Market

Townhome Starts Post a Solid Performance in May

The new home market in the Ottawa Census Metropolitan Area experienced a healthy pace of growth for the month of May 2008, increasing by 5.3 per cent, rising from 643 units in May 2007 to 677 a year later. The year-to-date performance amid a slowing economy has shown strong resilience, increasing by 33 per cent over the same period in 2007.

After a particularly strong start of the second quarter, the new home market remained robust in the month of May. Construction got under way on 276 towhomes, bringing the year-to-date total to 818 units, for a gain of 36 per cent when compared to the same period in 2007. Following the same time period, year-to-date apartment starts have almost doubled.

Figure 1



[1] Ontario part of Ottawa-Gatineau CMA

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HOME TO CANADIANS

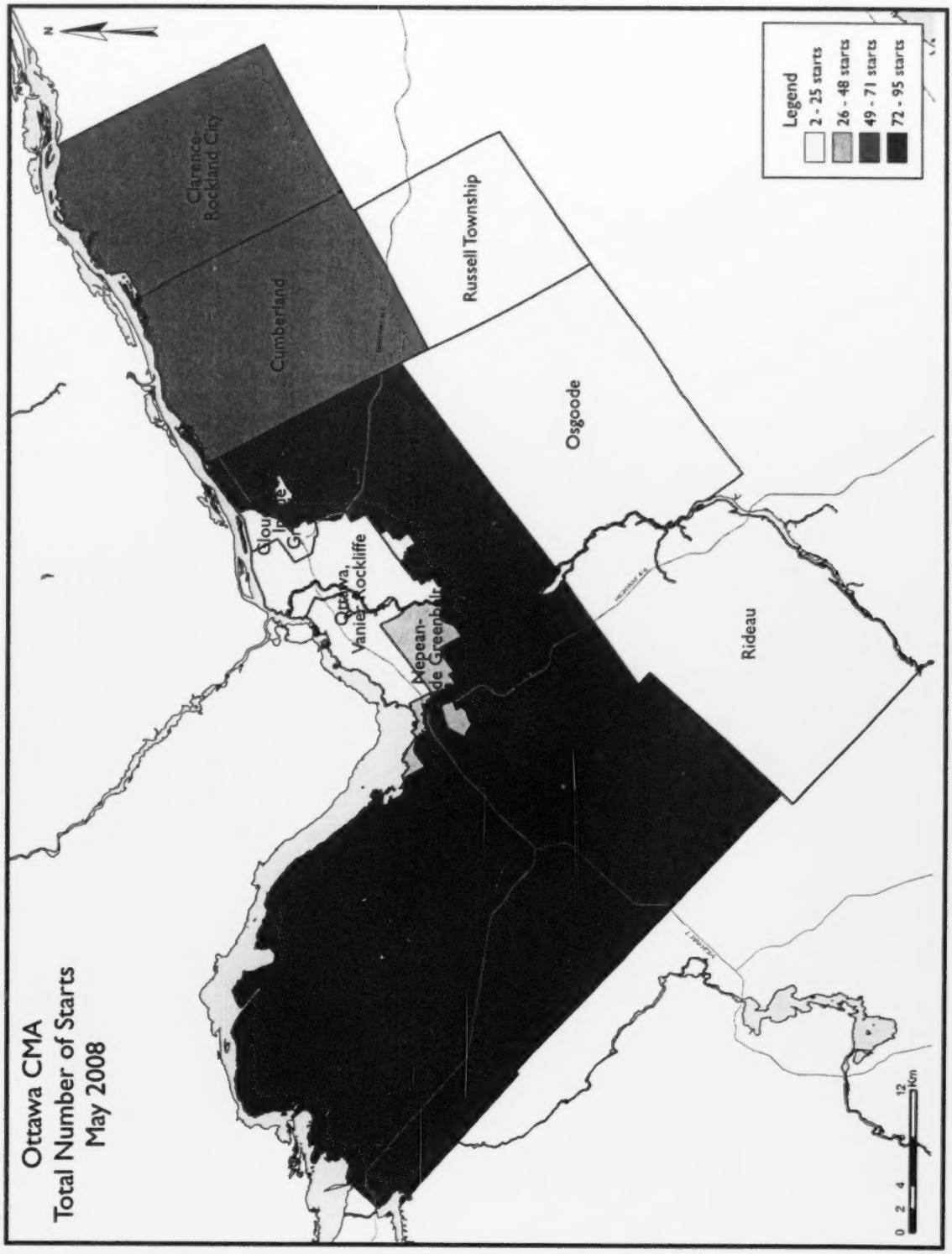
Notwithstanding the higher price commanded by single-detached homes, this segment of the market has still managed to record a strong month of May, adding 263 new home starts, or a 6 per cent increase. Year-to-date growth in this segment has been strong as well, rising by 8.4 per cent compared to the first five months of 2007.

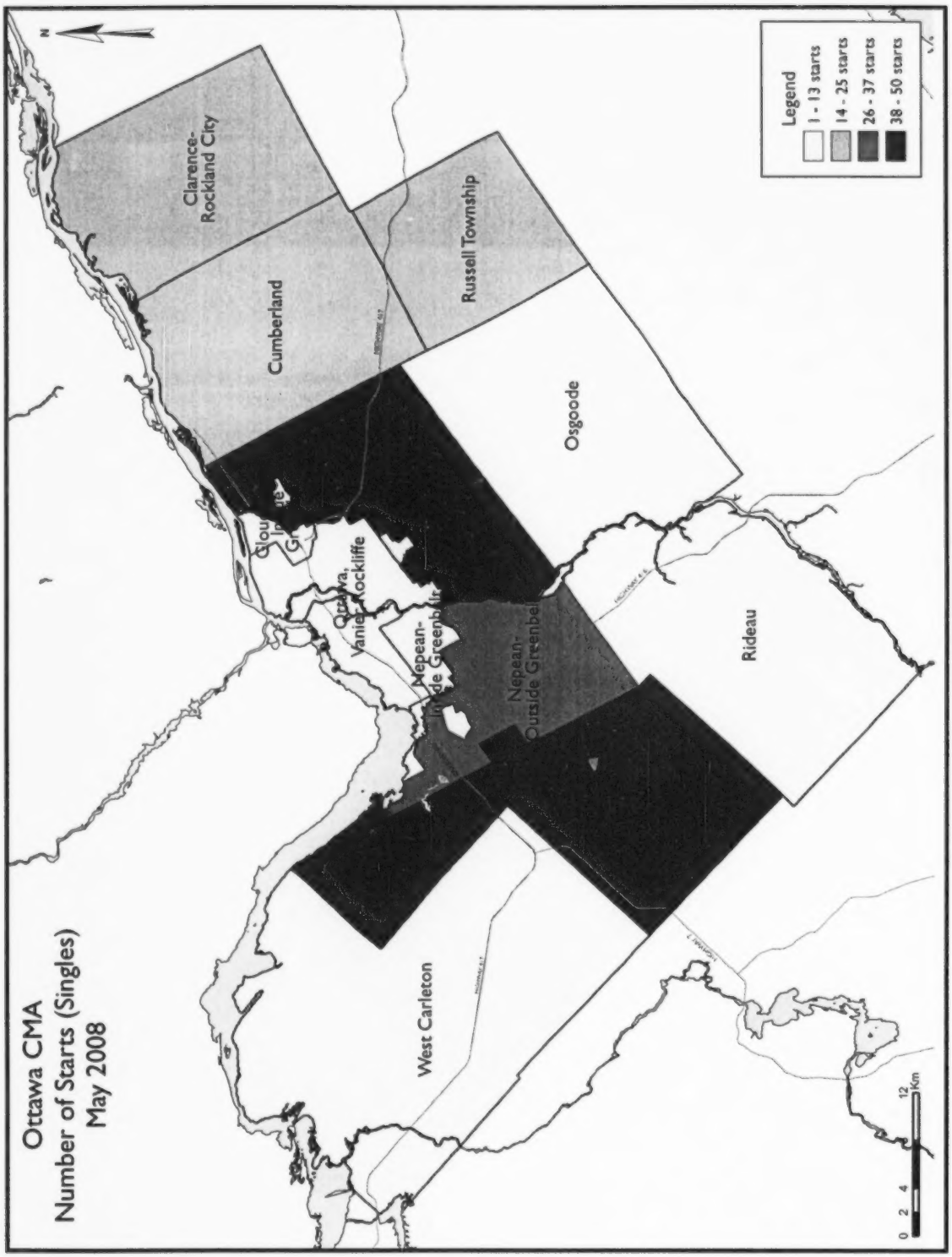
The strength of the new home market in Ottawa continues to be supported by strong employment levels, particularly in the public sector, and the relatively stable consumer confidence in Canada's ability to avoid the housing downturn coming from South of the border.

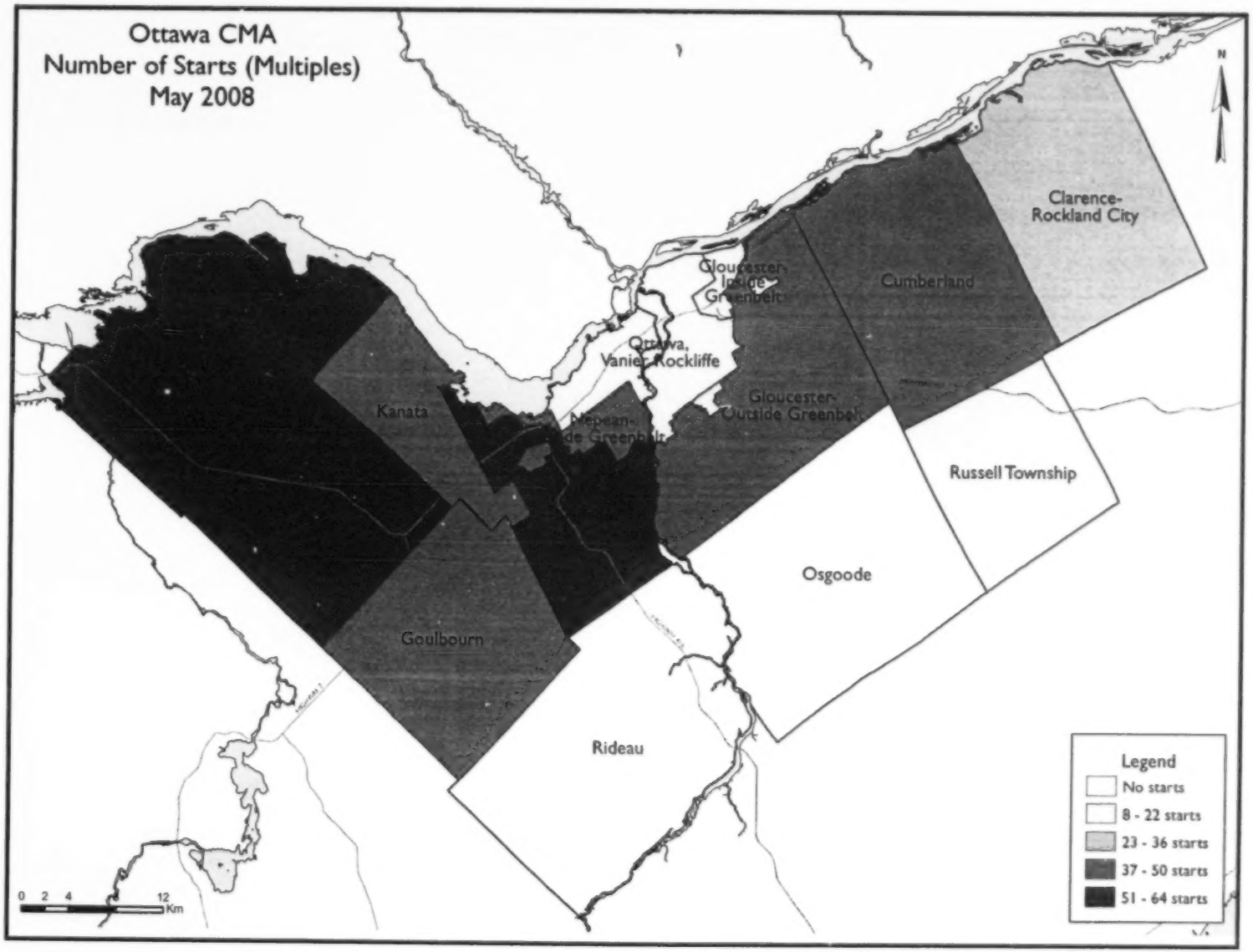
On a regional scale, Nepean led the way by registering 140 new starts, of which almost 49 per cent were townhomes. In relative terms, however, the most important growth figures were seen in West Carleton, Clarence-Rockland and Russell, which recorded a combined increase of 238.6 per cent growth with 149 new starts, fuelled mainly by 64 new townhomes in West Carleton and 34 new condominium apartments in Clarence-Rockland. These figures confirm yet again the current preference for higher-density constructions as an increasingly strong trend in the market, which is reacting to the significant price differential when compared to single-detached homes.

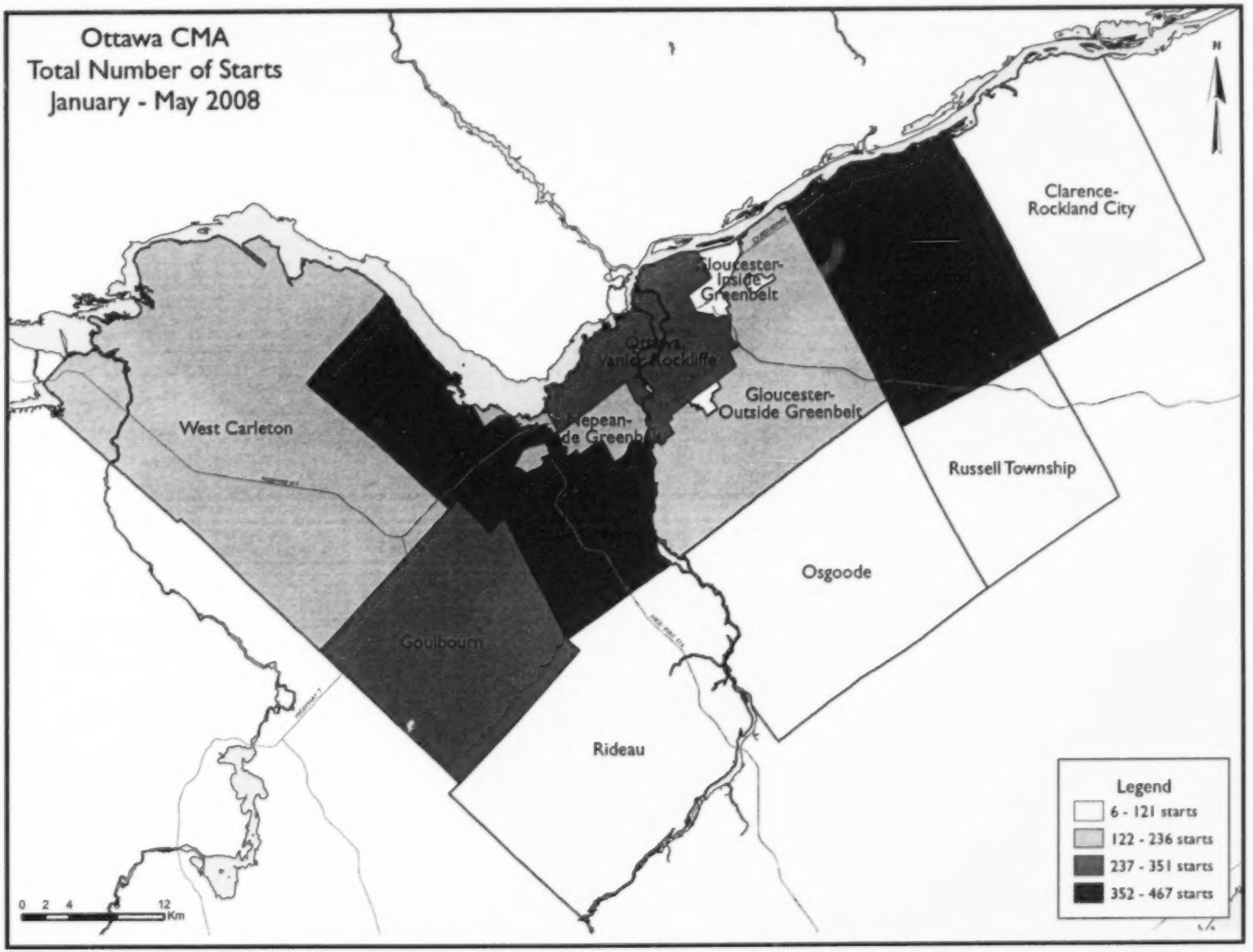
Following the lead by Nepean, Gloucester was the only other area recording double-digit volumes of new starts, bringing 115 new homes to the market, fuelled mainly by the addition of 53 new single-detached dwellings. Goulbourn and Kanata showed solid performances, registering 95 and 86 new home starts, up 55.7 per cent and 50.9 per cent from May 2007, respectively. In addition, Kanata has kept a solid pace of growth in new home starts year-to-date by registering a 127.8 per cent increase compared to last year.

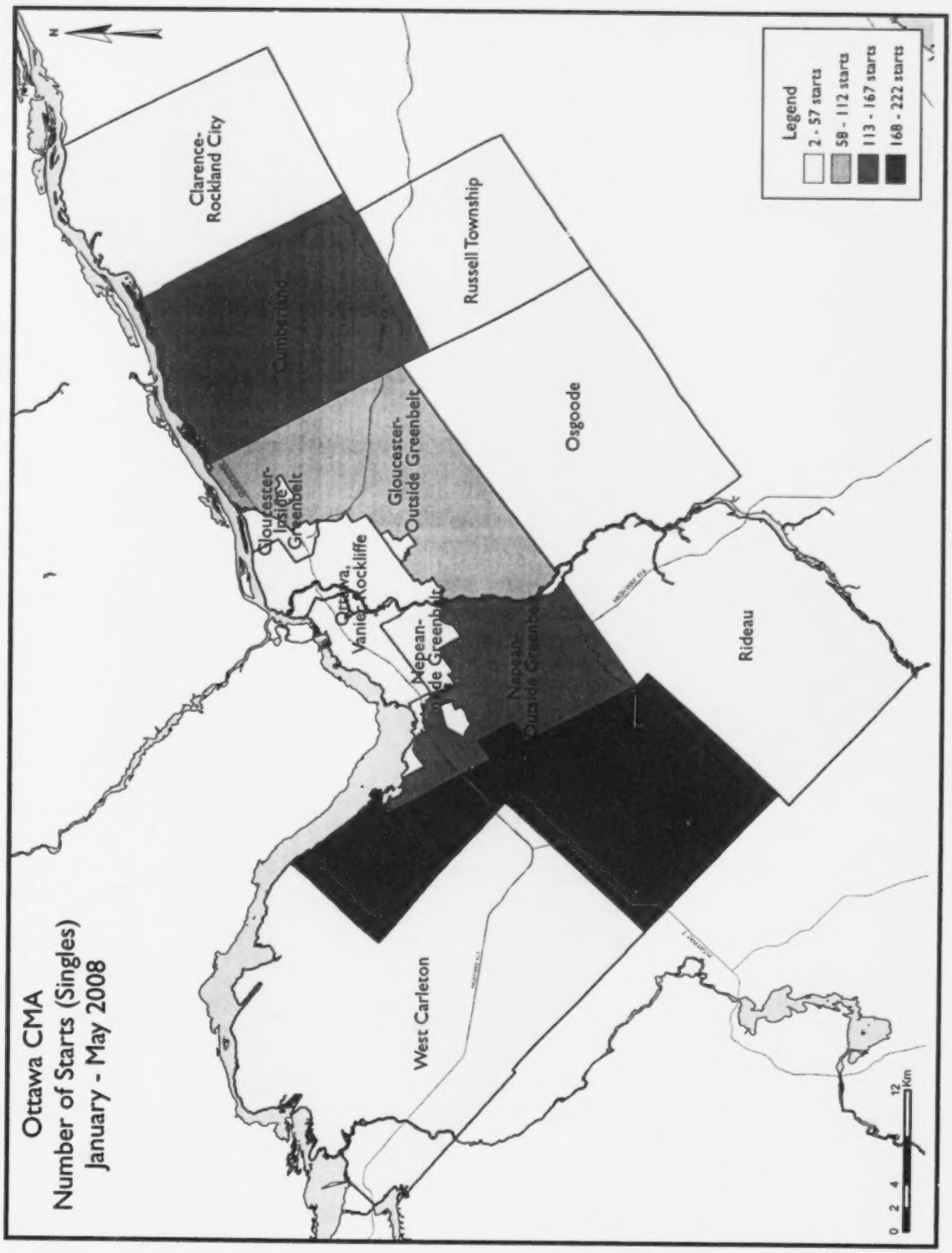
On the other hand, the month of May proved to be difficult for new starts in the more expensive areas comprising the Old City of Ottawa and Rockliffe Park, and the less popular area of Vanier. Together, they combined to a decline of 86 per cent, adding only 19 new starts.

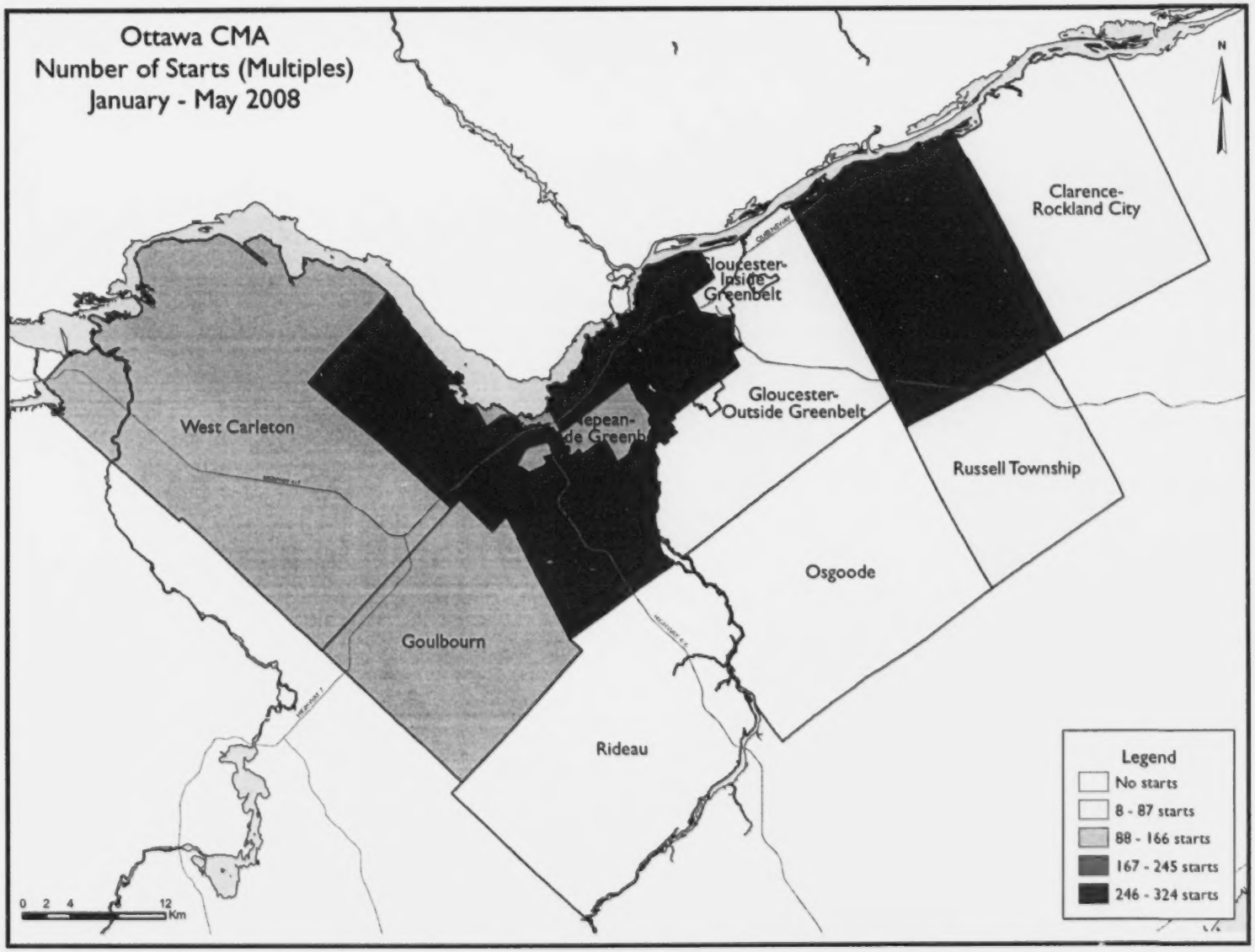

Ottawa CMA
Total Number of Starts
May 2008
Legend
2 - 25 starts
26 - 48 starts
49 - 71 starts
72 - 95 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Rideau
0 2 4 12
Km


Ottawa CMA
Number of Starts (Singles)
May 2008
Legend
1 - 13 starts
14 - 25 starts
26 - 37 starts
38 - 50 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Rideau
West Carleton
Nepean-Outside Greenbelt
Nepean-Inside Greenbelt
Kanata-Stittsville
0 2 4 12 Km


Ottawa CMA
Number of Starts (Multiples)
May 2008
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside Greenbelt
Ottawa,
Vanier, Rockliffe
Kanata
Nepean-
de Greenbelt
Gloucester-
Outside Greenbelt
Russell Township
Osgoode
Goulbourn
Rideau
Legend
No starts
8 - 22 starts
23 - 36 starts
37 - 50 starts
51 - 64 starts
0 2 4 12
Km


Ottawa CMA
Total Number of Starts
January - May 2008
N
Clarence-
Rockland City
Gloucester-
Inside
Greenbelt
Gloucester-
Outside Greenbelt
West Carleton
Russell Township
Osgoode
Goulbourn
Rideau
Legend
6 - 121 starts
122 - 236 starts
237 - 351 starts
352 - 467 starts
0 2 4 12
Km


Ottawa CMA
Number of Starts (Singles)
January - May 2008
N
Legend
2 - 57 starts
58 - 112 starts
113 - 167 starts
168 - 222 starts
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Osgoode
Ottawa, Vanier, Rockcliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
West Carleton
0 2 4 12 Km


Ottawa CMA
Number of Starts (Multiples)
January - May 2008
N
Clarence-
Rockland City
Gloucester-
Inside
Greenbelt
Gloucester-
Outside Greenbelt
West Carleton
Russell Township
Osgoode
Goulbourn
Rideau
Legend
No starts
8 - 87 starts
88 - 166 starts
167 - 245 starts
246 - 324 starts
0 2 4 12
Km

HOUSING NOW REPORT TABLES

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1	Housing Activity Summary of CMA
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3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
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4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)
May 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2008	263	26	276	0	0	112	0	0	677
May 2007	248	12	175	0	39	52	0	117	643
% Change	6.0	116.7	57.7	n/a	-100.0	115.4	n/a	-100.0	5.3
Year-to-date 2008	958	56	818	0	10	685	0	133	2,660
Year-to-date 2007	884	92	564	0	51	258	0	153	2,002
% Change	8.4	-39.1	45.0	n/a	-80.4	165.5	n/a	-13.1	32.9
UNDER CONSTRUCTION									
May 2008	1,749	136	1,475	0	68	1,890	15	313	5,646
May 2007	1,432	145	954	0	67	1,718	75	176	4,567
% Change	22.1	-6.2	54.6	n/a	1.5	10.0	-80.0	77.8	23.6
COMPLETIONS									
May 2008	215	26	159	0	2	39	9	0	450
May 2007	196	24	56	0	0	66	0	0	342
% Change	9.7	8.3	183.9	n/a	n/a	-40.9	n/a	n/a	31.6
Year-to-date 2008	1,046	100	507	0	17	299	16	30	2,015
Year-to-date 2007	818	136	439	0	26	190	8	0	1,617
% Change	27.9	-26.5	15.5	n/a	-34.6	57.4	100.0	n/a	24.6
COMPLETED & NOT ABSORBED									
May 2008	23	6	75	0	4	196	3	18	325
May 2007	66	27	40	0	6	76	2	44	261
% Change	-65.2	-77.8	87.5	n/a	-33.3	157.9	50.0	-59.1	24.5
ABSORBED									
May 2008	215	26	162	0	3	39	0	0	445
May 2007	196	25	69	0	2	69	0	0	361
% Change	9.7	4.0	134.8	n/a	50.0	-43.5	n/a	n/a	23.3
Year-to-date 2008	1,065	109	527	0	21	328	2	2	2,054
Year-to-date 2007	829	135	463	0	32	193	9	12	1,673
% Change	28.5	-19.3	13.8	n/a	-34.4	69.9	-77.8	-83.3	22.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
May 2008	230	26	276	0	0	70	0	0	602
May 2007	217	10	175	0	39	52	0	117	610
Ottawa, Vanier, Rockcliffe									
May 2008	4	4	11	0	0	0	0	0	19
May 2007	10	4	5	0	0	0	0	117	136
Nepean inside greenbelt									
May 2008	1	2	12	0	0	32	0	0	47
May 2007	3	0	23	0	0	0	0	0	26
Nepean outside greenbelt									
May 2008	37	0	56	0	0	0	0	0	93
May 2007	29	2	40	0	23	24	0	0	118
Gloucester inside greenbelt									
May 2008	3	0	22	0	0	0	0	0	25
May 2007	9	0	24	0	0	28	0	0	61
Gloucester outside greenbelt									
May 2008	50	0	14	0	0	26	0	0	90
May 2007	25	0	35	0	0	0	0	0	60
Kanata									
May 2008	44	0	42	0	0	0	0	0	86
May 2007	27	4	26	0	0	0	0	0	57
Cumberland									
May 2008	24	2	39	0	0	0	0	0	65
May 2007	32	0	11	0	16	0	0	0	59
Goulbourn									
May 2008	49	18	16	0	0	12	0	0	95
May 2007	50	0	11	0	0	0	0	0	61
West Carleton									
May 2008	10	0	64	0	0	0	0	0	74
May 2007	11	0	0	0	0	0	0	0	11
Rideau									
May 2008	2	0	0	0	0	0	0	0	2
May 2007	4	0	0	0	0	0	0	0	4
Osgoode									
May 2008	6	0	0	0	0	0	0	0	6
May 2007	17	0	0	0	0	0	0	0	17
Clarence-Rockland City									
May 2008	16	0	0	0	0	34	0	0	50
May 2007	11	2	0	0	0	0	0	0	13
Russell Township									
May 2008	17	0	0	0	0	8	0	0	25
May 2007	20	0	0	0	0	0	0	0	20
Ottawa-Gatineau CMA (Ontario portion)									
May 2008	263	26	276	0	0	112	0	0	677
May 2007	248	12	175	0	39	52	0	117	643

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
May 2008	1,678	134	1,475	0	68	1,848	13	298	5,514
May 2007	1,343	141	954	0	67	1,718	71	176	4,470
Ottawa, Vanier, Rockcliffe									
May 2008	69	46	65	0	0	1,220	5	117	1,522
May 2007	73	25	66	0	3	1,298	2	120	1,587
Nepean inside greenbelt									
May 2008	5	2	73	0	0	187	0	0	267
May 2007	12	22	37	0	12	0	0	0	83
Nepean outside greenbelt									
May 2008	315	8	372	0	4	88	0	0	787
May 2007	284	10	257	0	23	138	0	0	712
Gloucester inside greenbelt									
May 2008	24	10	123	0	0	8	0	48	213
May 2007	33	6	40	0	0	156	0	56	291
Gloucester outside greenbelt									
May 2008	180	0	99	0	0	52	8	0	339
May 2007	136	40	114	0	0	26	69	0	385
Kanata									
May 2008	299	12	254	0	0	0	0	133	698
May 2007	149	18	169	0	13	32	0	0	381
Cumberland									
May 2008	250	16	280	0	64	185	0	0	795
May 2007	216	2	167	0	16	44	0	0	445
Goulbourn									
May 2008	378	38	90	0	0	108	0	0	614
May 2007	289	18	104	0	0	24	0	0	435
West Carleton									
May 2008	62	0	119	0	0	0	0	0	181
May 2007	56	0	0	0	0	0	0	0	56
Rideau									
May 2008	24	0	0	0	0	0	0	0	24
May 2007	23	0	0	0	0	0	0	0	23
Osgoode									
May 2008	72	2	0	0	0	0	0	0	74
May 2007	72	0	0	0	0	0	0	0	72
Clarence-Rockland City									
May 2008	37	2	0	0	0	34	2	15	90
May 2007	42	2	0	0	0	0	4	0	48
Russell Township									
May 2008	34	0	0	0	0	8	0	0	42
May 2007	47	2	0	0	0	0	0	0	49
Ottawa-Gatineau CMA (Ontario portion)									
May 2008	1,749	136	1,475	0	68	1,890	15	313	5,646
May 2007	1,432	145	954	0	67	1,718	75	176	4,567

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
May 2008	202	26	159	0	2	39	9	0	437
May 2007	180	24	56	0	0	66	0	0	326
Ottawa, Vanier, Rockcliffe									
May 2008	10	2	0	0	0	3	0	0	15
May 2007	11	4	16	0	0	34	0	0	65
Nepean inside greenbelt									
May 2008	2	0	17	0	0	0	0	0	19
May 2007	1	2	0	0	0	0	0	0	3
Nepean outside greenbelt									
May 2008	38	0	15	0	0	36	0	0	89
May 2007	42	0	6	0	0	12	0	0	60
Gloucester inside greenbelt									
May 2008	5	0	30	0	0	0	9	0	44
May 2007	5	8	0	0	0	0	0	0	13
Gloucester outside greenbelt									
May 2008	29	8	19	0	0	0	0	0	56
May 2007	29	4	4	0	0	0	0	0	37
Kanata									
May 2008	27	10	40	0	2	0	0	0	79
May 2007	23	2	10	0	0	20	0	0	55
Cumberland									
May 2008	19	0	18	0	0	0	0	0	37
May 2007	22	0	16	0	0	0	0	0	38
Goulbourn									
May 2008	52	6	20	0	0	0	0	0	78
May 2007	26	4	4	0	0	0	0	0	34
West Carleton									
May 2008	7	0	0	0	0	0	0	0	7
May 2007	6	0	0	0	0	0	0	0	6
Rideau									
May 2008	1	0	0	0	0	0	0	0	1
May 2007	3	0	0	0	0	0	0	0	3
Osgoode									
May 2008	12	0	0	0	0	0	0	0	12
May 2007	12	0	0	0	0	0	0	0	12
Clarence-Rockland City									
May 2008	10	0	0	0	0	0	0	0	10
May 2007	7	0	0	0	0	0	0	0	7
Russell Township									
May 2008	3	0	0	0	0	0	0	0	3
May 2007	9	0	0	0	0	0	0	0	9
Ottawa-Gatineau CMA (Ontario portion)									
May 2008	215	26	159	0	2	39	9	0	450
May 2007	196	24	56	0	0	66	0	0	342

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
May 2008	21	6	75	0	4	196	3	18	323
May 2007	60	27	40	0	6	76	2	44	255
Ottawa, Vanier, Rockcliffe									
May 2008	1	3	8	0	0	137	0	18	167
May 2007	8	9	2	0	0	21	1	44	85
Nepean inside greenbelt									
May 2008	0	0	5	0	0	20	0	0	25
May 2007	0	4	0	0	0	34	0	0	38
Nepean outside greenbelt									
May 2008	0	0	15	0	3	21	1	0	40
May 2007	5	5	11	0	2	16	1	0	40
Gloucester inside greenbelt									
May 2008	0	0	3	0	0	8	0	0	11
May 2007	2	0	0	0	0	0	0	0	2
Gloucester outside greenbelt									
May 2008	2	0	13	0	0	3	2	0	20
May 2007	7	3	9	0	0	0	0	0	19
Kanata									
May 2008	2	1	6	0	1	1	0	0	11
May 2007	1	5	12	0	4	5	0	0	27
Cumberland									
May 2008	3	0	11	0	0	1	0	0	15
May 2007	6	0	3	0	0	0	0	0	9
Goulbourn									
May 2008	2	2	14	0	0	5	0	0	23
May 2007	7	1	3	0	0	0	0	0	11
West Carleton									
May 2008	2	0	0	0	0	0	0	0	2
May 2007	3	0	0	0	0	0	0	0	3
Rideau									
May 2008	0	0	0	0	0	0	0	0	0
May 2007	5	0	0	0	0	0	0	0	5
Osgoode									
May 2008	9	0	0	0	0	0	0	0	9
May 2007	16	0	0	0	0	0	0	0	16
Clarence-Rockland City									
May 2008	0	0	0	0	0	0	0	0	0
May 2007	4	0	0	0	0	0	0	0	4
Russell Township									
May 2008	2	0	0	0	0	0	0	0	2
May 2007	2	0	0	0	0	0	0	0	2
Ottawa-Gatineau CMA (Ontario portion)									
May 2008	23	6	75	0	4	196	3	18	325
May 2007	66	27	40	0	6	76	2	44	261

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2008

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
May 2008	198	26	162	0	3	39	0	0	428
May 2007	178	25	69	0	2	69	0	0	343
Ottawa, Vanier, Rockcliffe									
May 2008	10	3	0	0	0	5	0	0	18
May 2007	12	4	17	0	0	36	0	0	69
Nepean inside greenbelt									
May 2008	2	0	15	0	0	0	0	0	17
May 2007	1	3	1	0	0	0	0	0	5
Nepean outside greenbelt									
May 2008	39	0	20	0	1	34	0	0	94
May 2007	42	0	11	0	0	16	0	0	69
Gloucester inside greenbelt									
May 2008	5	0	30	0	0	0	0	0	35
May 2007	6	8	0	0	0	0	0	0	14
Gloucester outside greenbelt									
May 2008	26	8	19	0	0	0	0	0	53
May 2007	33	5	5	0	0	0	0	0	43
Kanata									
May 2008	27	11	42	0	2	0	0	0	82
May 2007	22	1	13	0	0	16	0	0	52
Cumberland									
May 2008	21	0	18	0	0	0	0	0	39
May 2007	21	0	17	0	2	1	0	0	41
Goulbourn									
May 2008	50	4	18	0	0	0	0	0	72
May 2007	23	4	5	0	0	0	0	0	32
West Carleton									
May 2008	7	0	0	0	0	0	0	0	7
May 2007	6	0	0	0	0	0	0	0	6
Rideau									
May 2008	1	0	0	0	0	0	0	0	1
May 2007	2	0	0	0	0	0	0	0	2
Osgoode									
May 2008	10	0	0	0	0	0	0	0	10
May 2007	10	0	0	0	0	0	0	0	10
Clarence-Rockland City									
May 2008	10	0	0	0	0	0	0	0	10
May 2007	9	0	0	0	0	0	0	0	9
Russell Township									
May 2008	7	0	0	0	0	0	0	0	7
May 2007	9	0	0	0	0	0	0	0	9
Ottawa-Gatineau CMA (Ontario portion)									
May 2008	215	26	162	0	3	39	0	0	445
May 2007	196	25	69	0	2	69	0	0	361

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 1998 - 2007

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
2006	2,480	383	1,532	0	189	1,183	84	24	5,875
% Change	5.5	29.4	24.7	n/a	-34.8	86.6	104.9	-59.3	17.9
2005	2,350	296	1,229	0	290	634	41	59	4,982
% Change	-27.6	-10.3	-35.1	n/a	-28.2	-39.6	-76.8	-59.6	-31.2
2004	3,244	330	1,893	0	404	1,049	177	146	7,243
% Change	6.2	-7.6	-11.5	n/a	**	105.3	185.5	-25.9	13.5
2003	3,054	357	2,138	0	42	511	62	197	6,381
% Change	-19.8	13.7	18.7	n/a	200.0	-31.6	-67.2	-78.7	-18.2
2002	3,806	314	1,801	0	14	747	189	924	7,796
% Change	8.7	-6.0	16.9	n/a	-89.0	162.1	107.7	171.0	24.7
2001	3,502	334	1,540	0	127	285	91	341	6,251
% Change	0.3	-15.7	13.7	n/a	n/a	**	**	-32.2	8.0
2000	3,492	396	1,355	0	0	30	8	503	5,786
% Change	23.5	60.3	12.5	n/a	-100.0	-76.2	-33.3	n/a	30.1
1999	2,828	247	1,204	0	12	126	12	0	4,447
% Change	25.9	128.7	4.5	n/a	50.0	n/a	50.0	-100.0	23.0
1998	2,246	108	1,152	0	8	0	8	93	3,615

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
May 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2008	May 2007	May 2008	May 2007	May 2008	May 2007	May 2008	May 2007	May 2008	May 2007	% Change
Ottawa City	230	217	26	10	276	202	70	181	602	610	-1.3
Ottawa, Vanier, Rockcliffe	4	10	4	4	11	5	0	117	19	136	-86.0
Nepean inside greenbelt	1	3	2	0	12	11	32	12	47	26	80.8
Nepean outside greenbelt	37	29	0	2	56	63	0	24	93	118	-21.2
Gloucester inside greenbelt	3	9	0	0	22	24	0	28	25	61	-59.0
Gloucester outside greenbelt	50	25	0	0	14	35	26	0	90	60	50.0
Kanata	44	27	0	4	42	26	0	0	86	57	50.9
Cumberland	24	32	2	0	39	27	0	0	65	59	10.2
Goulbourn	49	50	18	0	16	11	12	0	95	61	55.7
West Carleton	10	11	0	0	64	0	0	0	74	11	**
Rideau	2	4	0	0	0	0	0	0	2	4	-50.0
Osgoode	6	17	0	0	0	0	0	0	6	17	-64.7
Clarence-Rockland City	16	11	0	2	0	0	34	0	50	13	**
Russell Township	17	20	0	0	0	0	8	0	25	20	25.0
Ottawa-Gatineau CMA (Ontario Portion)	263	248	26	12	276	202	112	181	677	643	5.3

Table 2.1: Starts by Submarket and by Dwelling Type
January - May 2008

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Ottawa City	904	813	56	88	828	603	776	423	2,564	1,927	33.1
Ottawa, Vanier, Rockcliffe	22	38	12	6	11	24	284	265	329	333	-1.2
Nepean inside greenbelt	2	5	2	18	38	37	96	12	138	72	91.7
Nepean outside greenbelt	138	160	4	10	290	181	30	58	462	409	13.0
Gloucester inside greenbelt	10	27	4	0	44	24	0	64	58	115	-49.6
Gloucester outside greenbelt	109	103	2	36	24	72	52	0	187	211	-11.4
Kanata	194	90	4	10	136	105	133	0	467	205	127.8
Cumberland	136	124	2	0	144	119	145	0	427	243	75.7
Goulbourn	222	184	26	8	38	41	36	24	322	257	25.3
West Carleton	31	26	0	0	103	0	0	0	134	26	**
Rideau	6	9	0	0	0	0	0	0	6	9	-33.3
Osgoode	34	47	0	0	0	0	0	0	34	47	-27.7
Clarence-Rockland City	31	34	0	2	0	0	34	0	65	36	80.6
Russell Township	23	37	0	2	0	0	8	0	31	39	-20.5
Ottawa-Gatineau CMA (Ontario Portion)	958	884	56	92	828	603	818	423	2,660	2,002	32.9

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
May 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2008	May 2007	May 2008	May 2007	May 2008	May 2007	May 2008	May 2007
Ottawa City	276	202	0	0	70	64	0	117
Ottawa, Vanier, Rockcliffe	11	5	0	0	0	0	0	117
Nepean inside greenbelt	12	11	0	0	32	12	0	0
Nepean outside greenbelt	56	63	0	0	0	24	0	0
Gloucester inside greenbelt	22	24	0	0	0	28	0	0
Gloucester outside greenbelt	14	35	0	0	26	0	0	0
Kanata	42	26	0	0	0	0	0	0
Cumberland	39	27	0	0	0	0	0	0
Goulbourn	16	11	0	0	12	0	0	0
West Carleton	64	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	34	0	0	0
Russell Township	0	0	0	0	8	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	276	202	0	0	112	64	0	117

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Ottawa City	828	603	0	0	643	270	133	153
Ottawa, Vanier, Rockcliffe	11	24	0	0	284	148	0	117
Nepean inside greenbelt	38	37	0	0	96	12	0	0
Nepean outside greenbelt	290	181	0	0	30	58	0	0
Gloucester inside greenbelt	44	24	0	0	0	28	0	36
Gloucester outside greenbelt	24	72	0	0	52	0	0	0
Kanata	136	105	0	0	0	0	133	0
Cumberland	144	119	0	0	145	0	0	0
Goulbourn	38	41	0	0	36	24	0	0
West Carleton	103	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	34	0	0	0
Russell Township	0	0	0	0	8	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	828	603	0	0	685	270	133	153

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
May 2008

Submarket	Freehold		Condominium		Rental		Total*	
	May 2008	May 2007	May 2008	May 2007	May 2008	May 2007	May 2008	May 2007
Ottawa City	532	402	70	91	0	117	602	610
Ottawa, Vanier, Rockcliffe	19	19	0	0	0	117	19	136
Nepean inside greenbelt	15	26	32	0	0	0	47	26
Nepean outside greenbelt	93	71	0	47	0	0	93	118
Gloucester inside greenbelt	25	33	0	28	0	0	25	61
Gloucester outside greenbelt	64	60	26	0	0	0	90	60
Kanata	86	57	0	0	0	0	86	57
Cumberland	65	43	0	16	0	0	65	59
Goulbourn	83	61	12	0	0	0	95	61
West Carleton	74	11	0	0	0	0	74	11
Rideau	2	4	0	0	0	0	2	4
Osgoode	6	17	0	0	0	0	6	17
Clarence-Rockland City	16	13	34	0	0	0	50	13
Russell Township	17	20	8	0	0	0	25	20
Ottawa-Gatineau CMA (Ontario Portion)	565	435	112	91	0	117	677	643

Table 2.5: Starts by Submarket and by Intended Market
January - May 2008

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Ottawa City	1,778	1,465	653	309	133	153	2,564	1,927
Ottawa, Vanier, Rockcliffe	45	68	284	148	0	117	329	333
Nepean inside greenbelt	42	60	96	12	0	0	138	72
Nepean outside greenbelt	422	328	40	81	0	0	462	409
Gloucester inside greenbelt	58	51	0	28	0	36	58	115
Gloucester outside greenbelt	135	211	52	0	0	0	187	211
Kanata	334	205	0	0	133	0	467	205
Cumberland	282	227	145	16	0	0	427	243
Goulbourn	286	233	36	24	0	0	322	257
West Carleton	134	26	0	0	0	0	134	26
Rideau	6	9	0	0	0	0	6	9
Osgoode	34	47	0	0	0	0	34	47
Clarence-Rockland City	31	36	34	0	0	0	65	36
Russell Township	23	39	8	0	0	0	31	39
Ottawa-Gatineau CMA (Ontario Portion)	1,832	1,540	695	309	133	153	2,660	2,002

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
May 2008

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	May 2008	May 2007	May 2008	May 2007	May 2008	May 2007	May 2008	May 2007	May 2008	May 2007	% Change
Ottawa City	202	180	28	24	168	56	39	66	437	326	34.0
Ottawa, Vanier, Rockcliffe	10	11	2	4	0	16	3	34	15	65	-76.9
Nepean inside greenbelt	2	1	0	2	17	0	0	0	19	3	**
Nepean outside greenbelt	38	42	0	0	15	6	36	12	89	60	48.3
Gloucester inside greenbelt	5	5	0	8	39	0	0	0	44	13	**
Gloucester outside greenbelt	29	29	8	4	19	4	0	0	56	37	51.4
Kanata	27	23	12	2	40	10	0	20	79	55	43.6
Cumberland	19	22	0	0	18	16	0	0	37	38	-2.6
Goulbourn	52	26	6	4	20	4	0	0	78	34	129.4
West Carleton	7	6	0	0	0	0	0	0	7	6	16.7
Rideau	1	3	0	0	0	0	0	0	1	3	-66.7
Osgoode	12	12	0	0	0	0	0	0	12	12	0.0
Clarence-Rockland City	10	7	0	0	0	0	0	0	10	7	42.9
Russell Township	3	9	0	0	0	0	0	0	3	9	-66.7
Ottawa-Gatineau CMA (Ontario Portion)	215	196	28	24	168	56	39	66	450	342	31.6

Table 3.1: Completions by Submarket and by Dwelling Type
January - May 2008

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	% Change
Ottawa City	955	747	104	138	536	467	315	191	1,910	1,543	23.8
Ottawa, Vanier, Rockcliffe	42	51	16	24	9	48	211	35	278	158	75.9
Nepean inside greenbelt	6	3	6	18	46	0	8	0	66	21	**
Nepean outside greenbelt	211	195	4	4	64	118	72	96	351	413	-15.0
Gloucester inside greenbelt	27	20	4	8	66	10	0	0	97	38	155.3
Gloucester outside greenbelt	99	87	22	44	43	25	0	0	164	156	5.1
Kanata	119	79	24	18	114	130	0	20	257	247	4.0
Cumberland	141	117	10	0	120	111	0	40	271	268	1.1
Goulbourn	195	92	18	22	74	25	24	0	311	139	123.7
West Carleton	36	35	0	0	0	0	0	0	36	35	2.9
Rideau	16	11	0	0	0	0	0	0	16	11	45.5
Osgoode	63	57	0	0	0	0	0	0	63	57	10.5
Clarence-Rockland City	56	53	0	0	0	0	0	1	56	54	3.7
Russell Township	35	18	0	2	0	0	14	0	49	20	145.0
Ottawa-Gatineau CMA (Ontario Portion)	1,046	818	104	140	536	467	329	192	2,015	1,617	24.6

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
May 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2008	May 2007	May 2008	May 2007	May 2008	May 2007	May 2008	May 2007
Ottawa City	159	56	9	0	39	66	0	0
Ottawa, Vanier, Rockcliffe	0	16	0	0	3	34	0	0
Nepean inside greenbelt	17	0	0	0	0	0	0	0
Nepean outside greenbelt	15	6	0	0	36	12	0	0
Gloucester inside greenbelt	30	0	9	0	0	0	0	0
Gloucester outside greenbelt	19	4	0	0	0	0	0	0
Kanata	40	10	0	0	0	20	0	0
Cumberland	18	16	0	0	0	0	0	0
Goulbourn	20	4	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	159	56	9	0	39	66	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 2008

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Ottawa City	522	461	14	6	285	191	30	0
Ottawa, Vanier, Rockcliffe	9	42	0	6	181	35	30	0
Nepean inside greenbelt	46	0	0	0	8	0	0	0
Nepean outside greenbelt	64	118	0	0	72	96	0	0
Gloucester inside greenbelt	52	10	14	0	0	0	0	0
Gloucester outside greenbelt	43	25	0	0	0	0	0	0
Kanata	114	130	0	0	0	20	0	0
Cumberland	120	111	0	0	0	40	0	0
Goulbourn	74	25	0	0	24	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	1	0	0
Russell Township	0	0	0	0	14	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	522	461	14	6	299	192	30	0

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
May 2008

Submarket	Freehold		Condominium		Rental		Total*	
	May 2008	May 2007	May 2008	May 2007	May 2008	May 2007	May 2008	May 2007
Ottawa City	387	260	41	66	9	0	437	326
Ottawa, Vanier, Rockcliffe	12	31	3	34	0	0	15	65
Nepean inside greenbelt	19	3	0	0	0	0	19	3
Nepean outside greenbelt	53	48	36	12	0	0	89	60
Gloucester inside greenbelt	35	13	0	0	9	0	44	13
Gloucester outside greenbelt	56	37	0	0	0	0	56	37
Kanata	77	35	2	20	0	0	79	55
Cumberland	37	38	0	0	0	0	37	38
Goulbourn	78	34	0	0	0	0	78	34
West Carleton	7	6	0	0	0	0	7	6
Rideau	1	3	0	0	0	0	1	3
Osgoode	12	12	0	0	0	0	12	12
Clarence-Rockland City	10	7	0	0	0	0	10	7
Russell Township	3	9	0	0	0	0	3	9
Ottawa-Gatineau CMA (Ontario Portion)	400	276	41	66	9	0	450	342

Table 3.5: Completions by Submarket and by Intended Market
January - May 2008

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007	YTD 2008	YTD 2007
Ottawa City	1,562	1,321	302	216	46	6	1,910	1,543
Ottawa, Vanier, Rockcliffe	65	118	181	34	32	6	278	158
Nepean inside greenbelt	46	21	20	0	0	0	66	21
Nepean outside greenbelt	276	317	75	96	0	0	351	413
Gloucester inside greenbelt	83	38	0	0	14	0	97	38
Gloucester outside greenbelt	164	156	0	0	0	0	164	156
Kanata	255	217	2	30	0	0	257	247
Cumberland	271	212	0	56	0	0	271	268
Goulbourn	287	139	24	0	0	0	311	139
West Carleton	36	35	0	0	0	0	36	35
Rideau	16	11	0	0	0	0	16	11
Osgoode	63	57	0	0	0	0	63	57
Clarence-Rockland City	56	54	0	0	0	0	56	54
Russell Township	35	18	14	0	0	2	49	20
Ottawa-Gatineau CMA (Ontario Portion)	1,653	1,393	316	216	46	8	2,015	1,617

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2008

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
May 2008	4	2.0	26	13.1	93	47.0	43	21.7	32	16.2	198	376,400	415,598
May 2007	0	0.0	24	13.5	83	46.6	57	32.0	14	7.9	178	380,400	397,118
Year-to-date 2008	8	0.8	164	16.9	444	45.7	217	22.3	139	14.3	972	367,200	409,061
Year-to-date 2007	14	1.9	67	8.9	364	48.1	223	29.5	88	11.6	756	379,600	411,416
Ottawa, Vanier, Rockcliffe													
May 2008	0	0.0	0	0.0	0	0.0	1	10.0	9	90.0	10	772,500	791,000
May 2007	0	0.0	0	0.0	6	50.0	2	16.7	4	33.3	12	393,500	481,083
Year-to-date 2008	0	0.0	1	2.4	2	4.8	7	16.7	32	76.2	42	676,500	797,855
Year-to-date 2007	1	1.9	2	3.7	12	22.2	15	27.8	24	44.4	54	480,250	530,119
Nepean inside greenbelt													
May 2008	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
May 2007	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2008	0	0.0	0	0.0	0	0.0	3	50.0	3	50.0	6	--	--
Year-to-date 2007	0	0.0	0	0.0	0	0.0	3	100.0	0	0.0	3	--	--
Nepean outside greenbelt													
May 2008	0	0.0	1	2.6	16	41.0	20	51.3	2	5.1	39	420,900	420,596
May 2007	0	0.0	12	28.6	15	35.7	13	31.0	2	4.8	42	356,400	371,902
Year-to-date 2008	0	0.0	23	10.6	104	48.1	71	32.9	18	8.3	216	383,900	405,725
Year-to-date 2007	0	0.0	28	14.2	93	47.2	61	31.0	15	7.6	197	374,900	387,275
Gloucester inside greenbelt													
May 2008	0	0.0	0	0.0	4	80.0	1	20.0	0	0.0	5	--	--
May 2007	0	0.0	1	16.7	1	16.7	4	66.7	0	0.0	6	--	--
Year-to-date 2008	0	0.0	1	3.6	19	67.9	7	25.0	1	3.6	28	368,700	388,871
Year-to-date 2007	0	0.0	1	5.3	7	36.8	7	36.8	4	21.1	19	419,600	470,163
Gloucester outside greenbelt													
May 2008	0	0.0	0	0.0	14	53.8	8	30.8	4	15.4	26	384,400	434,373
May 2007	0	0.0	0	0.0	17	51.5	16	48.5	0	0.0	33	399,900	398,079
Year-to-date 2008	0	0.0	2	2.0	49	49.5	41	41.4	7	7.1	99	397,900	414,293
Year-to-date 2007	1	1.1	3	3.3	46	50.0	39	42.4	3	3.3	92	394,700	398,071
Kanata													
May 2008	0	0.0	4	14.8	13	48.1	6	22.2	4	14.8	27	364,900	383,215
May 2007	0	0.0	3	13.6	12	54.5	5	22.7	2	9.1	22	348,900	376,018
Year-to-date 2008	0	0.0	26	21.5	56	46.3	26	21.5	13	10.7	121	339,900	377,855
Year-to-date 2007	0	0.0	5	6.2	52	64.2	18	22.2	6	7.4	81	347,900	391,986
Cumberland													
May 2008	0	0.0	6	28.6	13	61.9	2	9.5	0	0.0	21	341,900	336,024
May 2007	0	0.0	2	9.5	18	85.7	1	4.8	0	0.0	21	349,900	346,233
Year-to-date 2008	2	1.3	36	24.2	92	61.7	19	12.8	0	0.0	149	327,500	336,291
Year-to-date 2007	8	6.6	15	12.3	81	66.4	14	11.5	4	3.3	122	336,500	344,807
Goulbourn													
May 2008	2	4.0	13	26.0	30	60.0	4	8.0	1	2.0	50	331,400	335,902
May 2007	0	0.0	4	17.4	12	52.2	6	26.1	1	4.3	23	386,900	382,604
Year-to-date 2008	2	1.0	69	35.4	88	45.1	23	11.8	13	6.7	195	316,900	350,848
Year-to-date 2007	0	0.0	8	8.6	52	55.9	24	25.8	9	9.7	93	368,900	393,392

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2008

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
May 2008	1	14.3	0	0.0	0	0.0	0	0.0	6	85.7	7	--	--
May 2007	0	0.0	0	0.0	1	16.7	3	50.0	2	33.3	6	--	--
Year-to-date 2008	2	5.7	2	5.7	9	25.7	5	14.3	17	48.6	35	495,000	478,723
Year-to-date 2007	0	0.0	1	2.9	6	17.6	18	52.9	9	26.5	34	459,950	507,644
Rideau													
May 2008	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
May 2007	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2008	0	0.0	1	5.9	8	47.1	3	17.6	5	29.4	17	365,000	480,265
Year-to-date 2007	0	0.0	1	9.1	4	36.4	2	18.2	4	36.4	11	409,000	508,418
Osgoode													
May 2008	1	10.0	1	10.0	3	30.0	0	0.0	5	50.0	10	436,275	458,245
May 2007	0	0.0	2	20.0	1	10.0	5	50.0	2	20.0	10	449,450	427,270
Year-to-date 2008	2	3.1	3	4.7	17	26.6	12	18.8	30	46.9	64	461,950	488,905
Year-to-date 2007	4	8.0	3	6.0	11	22.0	22	44.0	10	20.0	50	425,000	519,502
Clarence-Rockland City													
May 2008	5	50.0	2	20.0	3	30.0	0	0.0	0	0.0	10	254,000	269,860
May 2007	2	22.2	6	66.7	1	11.1	0	0.0	0	0.0	9	--	--
Year-to-date 2008	15	26.8	23	41.1	18	32.1	0	0.0	0	0.0	56	269,950	281,755
Year-to-date 2007	17	34.7	26	53.1	5	10.2	1	2.0	0	0.0	49	259,600	264,196
Russell Township													
May 2008	0	0.0	2	28.6	5	71.4	0	0.0	0	0.0	7	--	--
May 2007	0	0.0	2	22.2	7	77.8	0	0.0	0	0.0	9	--	--
Year-to-date 2008	4	10.8	12	32.4	19	51.4	1	2.7	1	2.7	37	310,000	318,692
Year-to-date 2007	0	0.0	9	37.5	13	54.2	2	8.3	0	0.0	24	309,850	318,100
Ottawa-Gatineau CMA (Ontario portion)													
May 2008	9	4.2	30	14.0	101	47.0	43	20.0	32	14.9	215	368,900	405,543
May 2007	2	1.0	32	16.3	91	46.4	57	29.1	14	7.1	196	373,200	387,686
Year-to-date 2008	27	2.5	199	18.7	481	45.2	218	20.5	140	13.1	1,065	357,900	399,228
Year-to-date 2007	31	3.7	102	12.3	382	46.1	226	27.3	88	10.6	829	369,500	400,013

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units May 2008						
Submarket	May 2008	May 2007	% Change	YTD 2008	YTD 2007	% Change
Ottawa City	415,598	397,118	4.7	409,061	411,416	-0.6
Ottawa, Vanier, Rockcliffe	791,000	481,083	64.4	797,855	530,119	50.5
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	420,596	371,902	13.1	405,725	387,275	4.8
Gloucester inside greenbelt	--	--	n/a	388,871	470,163	-17.3
Gloucester outside greenbelt	434,373	398,079	9.1	414,293	398,071	4.1
Kanata	383,215	376,018	1.9	377,855	391,986	-3.6
Cumberland	336,024	346,233	-2.9	336,291	344,807	-2.5
Goulbourn	335,902	382,604	-12.2	350,848	393,392	-10.8
West Carleton	--	--	n/a	478,723	507,644	-5.7
Rideau	--	--	n/a	480,265	508,418	-5.5
Osgoode	458,245	427,270	7.2	488,905	519,502	-5.9
Clarence-Rockland City	269,860	--	n/a	281,755	264,196	6.6
Russell Township	--	--	n/a	318,692	318,100	0.2
Ottawa-Gatineau CMA (Ontario Portion)	405,543	387,686	4.6	399,228	400,013	-0.2

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)
May 2008

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2007	January	773	17.3	1,260	1,812	1,963	64.2	260,898	6.1	263,818
	February	1,046	4.4	1,235	1,880	1,948	63.4	264,928	5.7	268,546
	March	1,318	-1.4	1,220	2,407	1,960	62.2	274,585	7.4	272,496
	April	1,569	6.8	1,241	2,390	1,877	66.1	277,335	5.4	271,337
	May	1,867	10.9	1,295	2,571	1,904	68.0	276,379	6.2	268,305
	June	1,666	2.6	1,266	2,197	1,907	66.4	279,361	7.3	274,135
	July	1,467	17.0	1,292	2,003	1,923	67.2	269,793	6.0	270,073
	August	1,331	5.6	1,239	1,880	1,901	65.2	267,765	2.0	270,459
	September	1,128	2.5	1,251	1,798	1,866	67.0	273,805	7.1	275,477
	October	1,074	4.5	1,204	1,666	1,863	64.6	275,184	6.1	277,039
	November	903	1.3	1,149	1,291	1,835	62.6	271,867	4.5	277,490
	December	597	-14.0	1,087	582	1,530	71.0	276,839	11.1	290,525
2008	January	664	-14.1	1,126	1,628	1,821	61.8	285,736	9.5	281,913
	February	1,001	-4.3	1,129	1,842	1,814	62.2	283,199	6.9	287,716
	March	1,099	-16.6	1,132	1,969	1,838	61.6	288,152	4.9	286,462
	April	1,580	0.7	1,180	2,776	1,977	59.7	295,909	6.7	285,950
	May	1,913	2.5	1,326	2,971	2,156	61.5	296,580	7.3	294,446
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2007	3,137	4.6		6,099			267,992	6.4	
	Q1 2008	2,764	-11.9		5,439			285,778	6.6	
	YTD 2007	6,573	6.9		11,060			272,605	6.2	
	YTD 2008	6,257	-4.8		11,186			291,639	7.0	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA

Table 6: Economic Indicators
May 2008

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 1997=100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2007	January	679	6.50	6.65	161.0	108.5	466	5.7	69.6	860
	February	679	6.50	6.65	161.0	109.6	469	5.3	69.8	859
	March	669	6.40	6.49	161.3	110.7	473	5.2	70.3	867
	April	678	6.60	6.64	161.3	111.1	479	5.3	71.2	870
	May	709	6.85	7.14	161.5	111.5	480	5.4	71.5	878
	June	715	7.05	7.24	161.6	111.1	483	5.6	72.1	886
	July	715	7.05	7.24	161.7	111.1	489	5.3	72.7	888
	August	715	7.05	7.24	162.0	110.9	494	5.2	73.3	904
	September	712	7.05	7.19	162.3	110.9	498	5.0	73.7	918
	October	728	7.25	7.44	162.3	110.7	499	4.8	73.6	934
	November	725	7.20	7.39	162.3	110.9	501	4.6	73.6	931
	December	734	7.35	7.54	162.3	110.8	498	4.5	73.1	931
2008	January	725	7.35	7.39	164.2	110.4	497	4.4	72.8	933
	February	718	7.25	7.29	166.3	111.0	494	4.6	72.5	930
	March	712	7.15	7.19	166.3	111.3	493	4.6	72.3	924
	April	700	6.95	6.99	166.4	112.1	491	4.9	72.1	927
	May	679	6.15	6.65		113.4	491	5.0	72.0	933
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $ 100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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